
Sec. 144-3.4. Zoning districts and regulations for property zoned subsequent to June 22, 1987.

3.4-1. "APD" agricultural/pre-development district.

Purpose. This district is designed for newly annexed areas, agricultural uses, and for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate use has not been determined. The following regulations shall apply in all "APD" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows

(1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-2. "R-1A-43.5" single-family district.

Purpose. The R-1A-43.5 single-family district is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 43,560 square feet (one acre) in size. The following regulations shall apply in all "R-1A-43.5" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right:*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-2. "R-1A-12" single-family district.

Purpose. The R-1A-12 single-family district is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 12,000 square feet in size. The following regulations shall apply in all "R-1A-12" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-2. "R-1A-8" single-family district.

Purpose. The R-1A-8 single-family district is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 8,000 square feet in size. The following regulations shall apply in all "R-1A-8" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-2. "R-1A-6.6" single-family district.

Purpose. The R-1A-6.6 single-family district is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 6,600 square feet in size. The following regulations shall apply in all "R-1A-6.6" districts:

"R-1A" district. The district called "R-1A" shall be renamed and shown on the zoning map as "R-1A-6.6".

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-2. "R-1A-5.5" single-family residential district.

Purpose. The R-1A-5.5 single-family residential zoning district is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 5,500 square feet in size. The following regulations shall apply in all R-1A-5.5 districts:

"R-1A-5.5" district. The district called "R-1A-5.5" shall be shown on the zoning map as R-1A-5.5.

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2 of this chapter. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows

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- (1) *Uses permitted by right:*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-2. "R-1A-4" single-family small lot residential district.

Purpose. The R-1-A-4 single-family residential zoning district is intended for development of smaller scale primarily detached, single-family residences and customary accessory uses on lots at least 4,000 square feet in size. The following regulations shall apply in the "R-1-A-4" district:

The district called "R-1-A-4" shall be shown on the zoning map as R-1-A-4.

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 4 of this chapter. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right:*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-3. "R-2A" single-family and two-family district.

Purpose. The R-2A single-family and two-family districts intended for development of single-family residences and associated uses as well as for development on larger parcels of land of low density two-family duplex units. The following regulations shall apply in all "R-2A" districts:

- (a) *Authorized uses.* Uses permitted by right and by special use permit shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-4. "R-3L" multifamily low density district.

Purpose. The R-3L multifamily low density district is intended for development of multiple-family, Apartment residences at not more than 12 units per acre. The following regulations shall apply in all "R-3L" districts:

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- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

3.4-5. *"R-3H" multifamily high density.*

Purpose. The R-3H multifamily high density district is intended for development of multiple-family residences at not more than 24 units per acre. "R-3H" uses should be located on arterials and state roads and not be accessed through single-family and duplex areas. The following regulations shall apply in all "R-3H" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

3.4-6. *"B-1A" conventional and manufactured home district.*

Purpose. This district is to recognize that certain areas of the city are suitable for a mixture of single-family dwelling units, manufactured homes, and mobile homes, and to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences. The following regulations shall apply in all "B-1A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

~~[Home occupation \(see section 144-5.5\)](#)~~

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

3.4-7. *"B-1B" manufactured home park district.*

Purpose. This district is to recognize that certain areas of the city are suitable for manufactured home parks located on a single tract of land under one ownership wherein spaces are leased for the placement of

manufactured homes. On-site amenities such as recreation and green areas, vehicle parking, and storage areas should be provided. The following regulations shall apply in all "B-1B" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right:*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-8. "TH-A" townhouse residential district.

Purpose. The TH-A townhouse residential district is intended for development of single-family residential townhomes and associated uses. The following regulations shall apply in all "TH-A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-9. "ZH-A" zero lot line home district.

Purpose. The ZH-A zero lot line home district is intended for development of detached single-family residences on compact lots having one side building setback reduced to zero feet, also commonly referred to as "zero lot line," and having a minimum lot size of 4,000 square feet. The following regulations shall apply in all "ZH-A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-10. "MU-A" low intensity mixed use district.

Purpose. The MU-A low intensity mixed use district is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

~~Home occupation (see section 144-5.5)~~

No-Impact Home-Based Business (see section 144-5.5)

3.4-11. "MU-B" high intensity mixed use district.

Purpose. The MU-B high intensity mixed use district is intended to provide for a mixture of more intense retail, office, and industrial uses in close proximity to enable people to live, work and shop in a single location. Bed-and-breakfast establishments could also be located in this district. Pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment.

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

No-Impact Home-Based Business (see section 144-5.5)

3.4-12. "C-1A" neighborhood business district.

Purpose. This district is established to provide office, business and professional services, and light retail and commercial uses to serve adjacent neighborhoods. The uses found in the neighborhood business district are generally clustered at major intersections of collector streets near the perimeters of residential neighborhoods. No major shopping or office centers are included in this district. No use that is noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas shall be included in this district. The following regulations shall apply in all "C-1A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

3.4-13. "C-1B" general business district.

Purpose. The general business district is established to provide areas for a broad range of office and retail uses. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses. The following regulations shall apply in all "C-1B" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

3.4-14. "C-2A" central business district.

Purpose. This high density mixed use district is intended for central business district (CBD) uses. Any expansion of the existing "C-2" zoning would be limited to those changing areas that abut the core CBD. The following regulations shall apply in all "C-2A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

3.4-15. "C-4A" resort commercial district.

Purpose. This zoning classification is intended to be developed as resort commercial property with the purpose to serve tourists, vacationing public, conference center attendees, sports related programs and support service facilities including garden office, retail and specialty shops. The following regulations shall apply in all "C-4A" districts:

- (a) *Authorized uses.* Uses permitted by right and by special use permit shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

No-Impact Home-Based Business (see section 144-5.5)

Tailor shop ~~(see home occupation)~~.

3.4-16. "C-4B" resort facilities district.

Purpose. This zoning classification is applicable to land not fronting on, or having access to, rivers and streams such as the Comal River, Comal Springs, and Guadalupe River. It applies to land, ten acres and greater, developed as resort commercial property with the purpose to serve tourists, vacationing public, conference center attendees, sports related programs and support service facilities including garden office, retail and specialty shops. The primary reason for classification of these uses separately from standard commercial uses is to allow recognition of their individual characteristics and to call attention to their influence on the economic base of the community. The following regulations shall apply in all "C-4B" districts:

Rezoning to this district shall not be allowed after November 8, 2006.

(a) *Authorized uses.* Uses permitted are as follows:

Uses permitted by right:

Residential uses:

No-Impact Home-Based Business (see section 144-5.5)

Tailor shop ~~(see home occupation)~~.

3.4-17. "C-O" commercial office district.

Purpose. The commercial office district is established to create a mixed-use district of professional offices and residential use. The regulations set forth in this article are intended to encourage adaptive reuse of buildings or new office developments of the highest character in areas that are compatible and sensitive to the surroundings and ensure historic integrity. Such uses should not generate excess additional traffic or access problems.

(a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

(1) *Uses permitted by right.*

Residential uses:

No-Impact Home-Based Business (see section 144-5.5)

3.4-18. "M-1A" light industrial district.

Purpose. The M-1A light industrial district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, distribution, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses generally require

accessibility to major thoroughfares, major highways, and/or other means of transportation. The following regulations shall apply in all "M-1A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

3.4-19. "M-2A" heavy industrial district.

Purpose. The M-2A heavy industrial district is intended primarily for the conduct of heavy manufacturing, assembling and fabrication activities that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad. The following regulations shall apply in all "M-2A" districts:

- (a) *Authorized uses.* Uses permitted by right and by special use permit shall be those set forth in the land use matrix in section 144-4.2. The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

[No-Impact Home-Based Business \(see section 144-5.5\)](#)

Tailor shop ~~(see home occupation)~~.
